



City of Seattle

---

Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2208490

**Applicant Name:** Jon Becker, Duncanson Company

**Address of Proposal:** 3716 SW 110<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two (2) parcels of land. Proposed parcel sizes are: A) 8,513 sq. ft. and B) 7,662 sq. ft.

The following approvals are required:

**Short Subdivision** - to subdivide one existing parcel into two parcels of land.  
(Chapter 23.24, Seattle Municipal Code)

**SEPA DETERMINATION:**      ☒ Exempt   ☐ DNS   ☐ MDNS   ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site Description**

The approximately one (1) acre site is located in a Single Family 7200 zone (SF 7200). The parcel is located mid block between SW 108<sup>th</sup> Street and SW 110<sup>th</sup> Street between 37<sup>th</sup> Avenue SW and Marine View Drive SW. There is a single family structure on the southerly portion of the lot which will be parcel A. Proposed parcel sizes are: A) 8,513 sq. ft. and B) 7,662 sq. ft. Access will be by easement to SW 110<sup>th</sup> Street.

### Area Development

The area is predominantly single family homes.

### Proposal

The proposal is to subdivide one lot into two lots. Proposed parcel sizes are: A) 8,513 sq. ft. and B) 7,662 sq. ft. Parcel A and Parcel B will have access to SW 110th Street. Parcel B will have access to SW 110<sup>th</sup> Street via a twenty-foot easement over Parcel A and a ten foot easement per King County recording no. 4155829. The existing use/building located on Parcel A is anticipated to remain and parcel B will be developed.

### Public Comment

Five (5) comment letters were received during the official public comment period, which ended January 29, 2003. Neighbors commented on their discomfort with increased density in the area, adequate fire protection access and the narrow easement leading to the properties.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities, City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned Single Family 7200. As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.44. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. The proposed parcels will have vehicular access to SW 110<sup>th</sup> Street. The Seattle Fire Department has approved the short plat with verbiage under “fire notes” regarding sprinklering and monitoring parcel B. The Fire Note states that any proposed residential structure on new parcel B shall be protected by automatic sprinklers monitored by an approved central station service. Approval is awarded by the Seattle Fire Department. Seattle City Light reviewed the proposal and requires an underground easement to provide for electrical facilities and service to the proposed lots. A street address sign, meeting the standards of the Seattle Building Code, shall be erected in front of the easement driveway to show addresses for all lots having access across the easement driveway and will be a condition of this project. If additional easement area is needed for the sign the easement language shall be added to the short plat.

This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate 2002-1322 was issued December 27, 2002.
4. The subdivision of this commercial site into two lots will not be out of character with the development pattern, lot sizes, or streetscape pattern in the vicinity and will provide additional lots for development. The public uses and interests are served by permitting the proposed subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.
5. This site is not in an environmentally critical area as defined in SMC 25.09.240.
6. The project is designed to maximize the retention of existing trees.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

#### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

**CONDITIONS - SHORT SUBDIVISION**

*Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the recording forms for approval.
3. Show the location and additional easement, covenant or other agreement (if necessary) for a street address sign at the intersection of the easement and 110<sup>th</sup> Street which meets the standards of the Seattle Building Code.
4. As per SMC 23.53.025B14 please provide a turnaround. You can refer to The Street Improvement manual page 3.25 to study the several types of turnarounds approved by SDOT. The turnaround is for parcels A and B and should be located on one or both of those parcels.

*Prior to Final Approval of construction Permit*

1. A street address sign, meeting the standards of Chapter 5, Section 502 of the 1997 Seattle Building Code, shall be erected in front of the easement driveway to show addresses for all lots having access across the easement driveway.

Signature: (signature on file) Date: August 11, 2003  
Holly J. Godard, Land Use Planner  
Department of Design, Construction and Land Use  
Land Use Services